



Vancouver Road, SE23 | £525,000

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# In General

- Two double bedrooms
- Split-level
- Private rear facing garden
- Loft space
- Large reception room
- Abundance of natural light
- Ample storage
- Close to local amenities
- Excellent transport links

# In Detail

A wonderful two-bedroom split-level period conversion with a private garden for sale on the popular Vancouver Road.

Set across 1,033 sq ft, this stunning property comprises two double bedrooms, a large reception room complete with fireplace and bay window, a bright and spacious eat-in kitchen, and a modern bathroom suite. Further benefits include a private rear garden, a huge boarded loft, redecoration throughout, an abundance of natural light, ample storage, and so much more.

The property is located in close proximity to Forest Hill, Catford, and Catford Bridge stations, offering excellent transport links into Charing Cross, St Pancras, Waterloo, Blackfriars, London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. The property is also conveniently situated for various local amenities, including a variety of restaurants, coffee shops, gastropubs, cafés, and parks.

Call the Pedder Forest Hill sales team now to arrange a viewing.

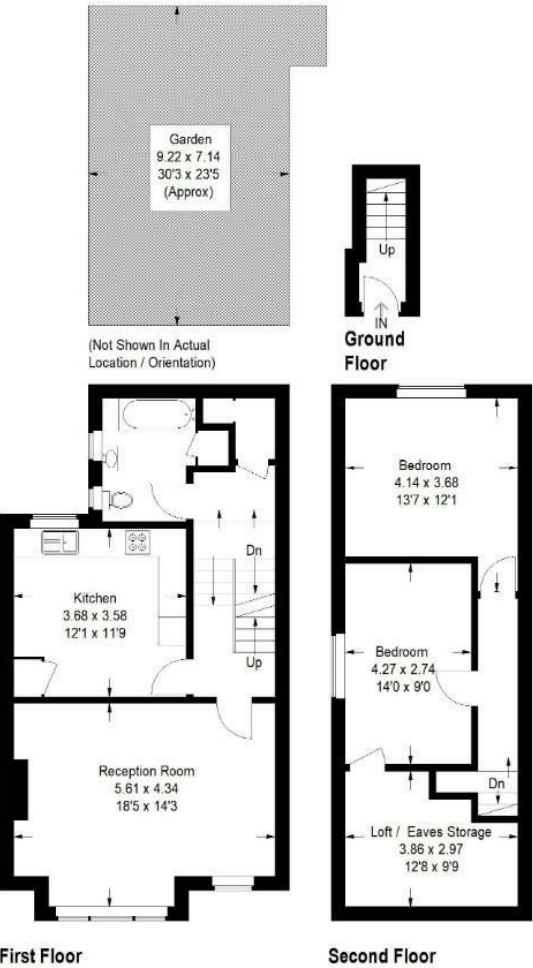
EPC: D | Council Tax Band: C | Lease: 100 years remaining | SC: Adhoc | GR: £100 pa | BI: £307 pa



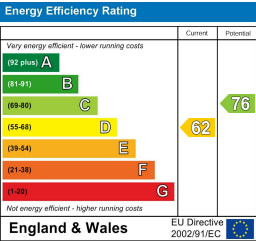
# Floorplan

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Approximate Gross Internal Area  
86.9 sq m / 935 sq ft  
Loft / Eaves Storage = 9.1 sq m / 98 sq ft  
Total = 96.0 sq m / 1033 sq ft



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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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